

STATE OF WISCONSIN

CIRCUIT COURT

IRON COUNTY

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IN RE:

IMPACT ACCEPTANCE CORPORATION

147 Lake Almena Drive

Almena, WI 54805,

Plaintiff,

-vs-

**NOTICE OF FORECLOSURE SALE**

Case No. 2014-CV-63

Code: 30404

INDIANA HOSPITALITY REAL ESTATE

& MANAGEMENT, LLC

d/b/a Resident Inn & Suites

1000 10<sup>TH</sup> Avenue North

Hurley, WI 54534,

and

BHUPEN H. RAY and AMY RAY

200 East Highway 28

Morris, MN 56267,

and

SIGNATURE SIGN & GRAPHICS INC.

234 South 5<sup>th</sup> Street

Butternut, WI 54514,

and

MUKAVITZ HEATING, INC.

111 S Lawrence St.

Ironwood, MI 49938

Defendants.

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**PLEASE TAKE NOTICE**, that by virtue of a Judgment of Foreclosure entered on the 10<sup>th</sup> day of February, 2015, in the amount of Two Hundred Twenty Nine Thousand, Four Hundred Fifty Five Dollars and One Cent (\$229,455.01) as to the real estate located in Iron County, the Sheriff or his assignee, will sell the premises as described below at public auction, as follows:

**DATE AND TIME:** November 24, 2015 at 10:00 a.m.

**TERMS:** Ten percent (10) of the successful bid must be paid to the Clerk of Courts office at the time of sale in cash, cashiers check, money order, or certified funds, payable to said Clerk of Courts office. Personal checks cannot and will not be accepted. The balance of the successful bid must be paid to said Clerk of Courts office in cash, cashiers check, money order, or certified funds, no later than ten (10) days after the Courts confirmation of the sale, or the 10% down payment is forfeited to the Plaintiff. The property is sold "as is", and is subject to all unpaid real estate taxes. The successful bidder is also responsible for payment of the real estate transfer tax fee.

**PLACE:** The lobby of the Iron County Courthouse, 300 Taconite Street, Hurley, Wisconsin.

**DESCRIPTION:** A parcel of land located in the SE1/4 of the SE1/4, Section 14, Township 46 North, Range 2 East, more particularly described as follows: Commencing at the Northeast corner of said SE1/4 of SE1/4; thence S87°54'30"W along the North line of said SE1/4 of SE1/4, a distance of 201.3 feet to a point; thence S83°02'W, a distance of 125.00 feet to an iron pipe marking the POINT OF BEGINNING; thence S6°37'E, a distance of 150.00 feet to a point; thence N83°02'E, a distance of 170.00 feet to a point on the Southwesterly right of way line of U.S. Highway #51; thence Southeasterly along said right of way line of U.S. Highway #51, which is the arc of a curve convex Southwesterly, said curve having a radius of 1737.02 feet, a distance of 235.00 feet, more or less, to a point on the Westerly right of way line of Tenth Avenue; thence Southerly along said Westerly right of way line of Tenth Avenue, to an iron pipe marking the intersection with the Northerly right of way line of the Town Road; thence S87°27'W along

said Northerly right of way line, a distance of 10.00 feet to an iron pipe; thence N0°54'W, a distance of 602.51 feet to an iron pipe; thence S87°54'30"W, a distance of 510 feet to an iron pipe; thence N0°54'W, a distance of 646.00 feet to a point; thence N83°02'E, a distance of 227.61 feet to the POINT OF BEGINNING. EXCEPTING THEREFROM any part which may lie within Certified Survey Map No. 208, being a part of said SE1/4 of SE1/4, Section 14, T46N, R2E, as recorded in Volume 2 Survey Maps, Page 23.

SUBJECT TO the right of ingress and egress over and across a portion of the subject premises as reserved in the instrument recorded in Volume 74 Records, Page 262 and the instrument recorded in Volume 74 Records, Page 411.

Excepting all oil, gas, ores and mineral interests of record and subject to any mining and development rights thereto.

Parcel No.: 236-0011-0000

AND,

Parcel of land in the Southeast ¼ of the Southeast ¼ of Section 14, Township 46 North, Range 2 East, described as follows:

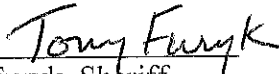
Commencing at the Northeast corner of the said Southeast ¼ of the Southeast ¼; Thence South 87°54'30" West along the North line of the Southeast ¼ of the Southeast ¼, 201.30 feet to an iron pipe marking the intersection with the Westerly right-of-way line of U.S. Highway No. 51 and said iron pipe also marking the POINT OF BEGINNING; Thence continue South 87°54'30" West along said North line of the Southeast ¼ of the Southeast ¼, 125.00 feet to an iron pipe; Thence South 6°37' East, 150.00 feet to an iron pipe; Thence North 87°54'30" East, 170.00 feet to a point marking the intersection with Westerly right-of-way line

of the aforementioned U.S. Highway No. 51;  
Thence Northwesterly along said right-of-way  
line which is the arc of the curve concave  
Southwesterly, said curve having a radius of  
1737.02 feet, a distance of 160.0 feet, more or  
less to the POINT OF BEGINNING.  
Excepting all oil, gas, ores and mineral interests  
of record and subject to any mining and  
development rights thereto.

Parcel No.: 236-0011-0100

**PROPERTY ADDRESS:** 1000 10th Avenue North, Hurley, WI 54434

Dated at Hurley, Wisconsin, this 16 day of October, 2015.

  
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Tony Furyk, Sheriff  
Iron County, Wisconsin

William C. Gamoke  
Attorney for Plaintiff  
Wolfgram, Gamoke & Hutchinson, S.C.  
PO Box 1178  
Marshfield, WI 54449  
715-387-1155